



CITY OF ATLANTA

55 Trinity Avenue, SW
Atlanta, GA 30335-0300

Bureau of Buildings

Residential Automatic Approval Certification Policy

Effective August 1, 2005, the Bureau of Buildings will accept certified Residential Automatic Approval Applications for new one- and two-family residences and additions to one- and two-family residences subject to compliance with the policy guidelines stated herein and any rules and regulations which are now in effect or may later be adopted.

This policy is one of the many major innovations resulting from the Permitting Improvement Project. The Permitting Improvement Project is part of a multi-pronged effort to implement the City's economic development plan, and to increase Atlanta's ability to allow homeowners and homebuilders the opportunity to receive faster processing of their applications for the construction and remodeling of one and two family residences. While this program provides advantages to applicants, compliance with the requirements with the Land Development Code is still mandatory and will be enforced to ensure that homes in the City are constructed to its specifications.

An applicant who submits a Residential Automatic Approval Application Certificate signed by a Georgia licensed architect or licensed engineer along with an application and all documentation in the Checklist for Submission of Plans for new one- and two-family residences or checklist for submission of plans for additions to one- and two-family residences will be considered to have met the initial plan review requirement of the Bureau of Buildings. All qualifying applications will be forwarded to Zoning, Sewer Certification, Arborist, and Site Development Divisions for further processing. Approvals from all other departments must be obtained before a permit will be issued and construction can begin. All required inspections will still be necessary before a certificate of occupancy will be issued.

The Bureau of Buildings will perform periodic checks of the Automatic Approval Applications submitted to ensure the City of Atlanta's standards for development are met. The applications submitted with an Automatic Approval Application Certificate may be randomly selected for review by a computer program or the Director of the Bureau of Buildings. The randomly selected applications will be reviewed by a Plan Reviewer.

Should it come to the attention of the Bureau of Buildings, through plan audit, field inspection or by other means that the certifying professional has failed to fulfill the conditions of the Automatic Approval Application Certification, the option of Automatic Approval Application may be suspended by the Director of the Bureau of Buildings for twelve months following the date of notification. Should the certifying professional fail to fulfill the conditions of the Automatic Approval Application Certification for a second time the option of Automatic Approval Application will be suspended for two additional years. Suspension of the privilege of Automatic Approval Application shall not affect the right of a certifying professional to submit applications that are to be processed in the usual manner.

Automatic Application Approval does not relieve an applicant from full compliance with any requirements of the Building Code or the Zoning Code and the applicant assumes all risks of loss, financial or otherwise which may result from non-compliance.

If you would like additional information, please contact Sunil Seth at 404.330.6156.



City of Atlanta
Residential Automatic Approval Application Certificate

I certify that the construction documents herewith presented in support of this project's application for a Building Permit from The Bureau of Buildings, City of Atlanta, are in full compliance with **CABO One and Two Family Dwelling Code (International Residential Code for One- and Two-Family Dwellings)** as required by The Uniform Codes Act and codified at Chapter 2 of title 8 of The Official Code of Georgia Annotated. O.C.G.A. Section 8-2-20(9)(B), and as adopted by ordinance by The City of Atlanta.

I further certify that these construction documents meet the submission requirements of The Bureau of Buildings, City of Atlanta as stipulated in the **Checklist for Submission of Plans for New One- and Two-Family Residences** or **Checklist for Submission of Plans for Additions to One- and Two-Family Residences**.

By making this certification, I acknowledge that no plan review will be conducted by the City of Atlanta and state, and that I have the full authority of the owner to forego such plan review. I understand that the project is still required to meet all requirements of the City Code and that by forgoing plan review the owner accepts all risks for the correction of any conditions of non-compliance even if the structure(s) is built according to these plans. I further acknowledge that this certification only applies to a review of the structural and mechanical elements of a single family house and does not guarantee that the site plan or the tree preservation plan have been reviewed or will be approved. I acknowledge that the project is still required to obtain the same approvals from to Zoning, Sewer Certification, Arborist, and Site Development Divisions which is required when a full plan review was done. I acknowledge that grading or tree removal in violation of the City Code is not under any circumstances permitted by the acceptance of a plan for the Automatic Plan Processing option.

By signing this certification I am indicating that I have read and understand the Certification Policy of the Bureau of Buildings, City of Atlanta and further understand that failure to fulfill the conditions of this certification will result in revocation of certification privileges by the Bureau of Buildings, City of Atlanta as stipulated in the Certification Policy.

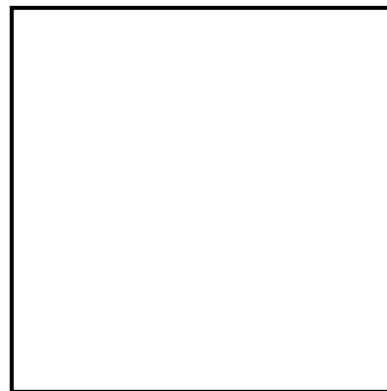
Full name of certifying professional (Please print)

State of Georgia Registration No.

Address of Property

Signature

Date / / /



State of Georgia
Professional
Engineer
or
Registered Architect
Seal and
Signature

This seal is to be
affixed to each
sheet of the
construction
documents.

To be completed by Bureau of Buildings:

Applicant Number: _____ **Intake Personnel Initials** _____ **Date** / / /